



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 70
Exterior Wall	25 MOD METAL 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	04 PLYWOOD 10
Interior Floor	11 CLAY TILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	30 100
Frame	05 STEEL 100
Story Height	13 100
RMS	10 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03
DOR CODE 1410 CONVENIENCE STORES

MAP NUM MKT AREA 05

NEIGHBORHOOD/LOC 4001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,805	100	2000	5,805	687,065
BAS	1,128	100	2001	1,128	133,508
BAS	919	100	2018	919	108,770
CAN	459	30	2001	138	16,334
UST	321	40	2000	128	15,150

TOTALS 8,632 8,118 960,826

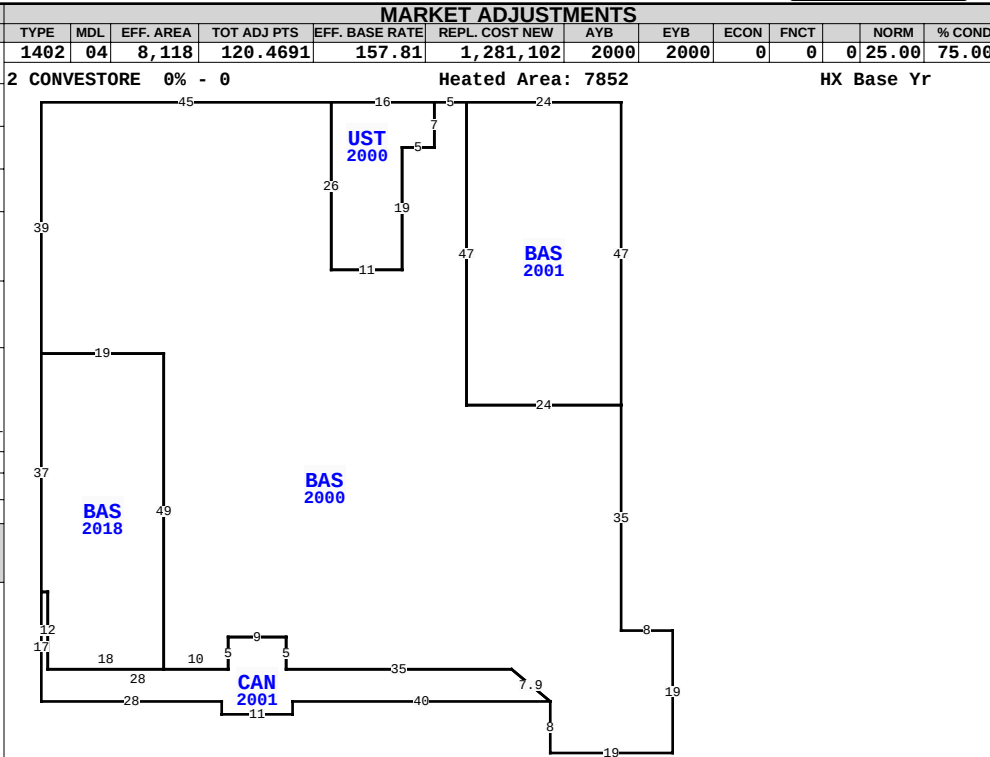
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	0	12	14	140.00	SF	30.00	30.00	100	1972	1972	3	20	840	
2	0940	SHEDS/PORT	0	0	10	16	128.00	SF	18.30	18.30	100	1985	1985	3	20	468	
3	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	1,012	
4	0803	ASPHALT C	0	0	0	0	40,973.00	SF	2.00	2.00	100	2000	2000	3	50	40,973	
5	0812	CONCRETE C	0	0	0	0	630.00	SF	4.00	4.00	100	1992	1992	3	59.5	1,499	
6	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2000	2000	3	100	400	
7	0681	POLE SHED	0	0	8	8	64.00	SF	15.00	15.00	100	2000	2000	3	26	250	
8	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80	
9	0464	FNC GT 10'	0	0	0	0	2.00	UT	437.50	437.50	100	2000	2000	3	45	394	
10	0443	STK FNC 6'	0	0	0	0	65.00	LF	10.00	10.00	100	2000	2000	3	20	130	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001410	C	CONV STORE	0	0004	CHT	0.00	0.00	174,240.00	SF		1.00	1.00	1.00	10.00	10.00	1,742,400							

REVIEW DATE 01/01/2023 BY CD



462487 SR 200, YULEE

BLD DATE 01/29/2019
XF DATE 01/29/2019
INC DATE

KK
KK

LGL DATE
LAND DATE
AG DATE

04/20/2026 DC

NASSAU COUNTY PROPERTY PAGE 1 of 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		960,826
TOTAL MARKET OB/XF VALUE		125,815
TOTAL LAND VALUE - MARKET		1,742,400
TOTAL MARKET VALUE		2,829,041
SOH/AGL Deduction		681,628
ASSESSED VALUE		2,147,413
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,147,413
TOTAL JUST VALUE		2,829,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,276,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004818	REMODEL	40,000	07/18/2018
E1428229	ELEC OTHER	0	09/01/2014
E1428230	ELEC OTHER	0	09/01/2014
B19176	ADDITION	0	12/01/2006
C19176	CO ISSUED	0	12/01/2006
B0618588	REPAIR/RRF	150,000	10/31/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2042/0052	4/25/2016	SW	Q	I	01
					SALE PRICE
					1,500,000

GRANTOR: TPN INVESTMENTS LLC
GRANTEE: WESTGATE RESORTS LT
1594/1859 11/26/2008 WD U I 08 2,600,000
GRANTOR: PIPELINE FOOD STORES
GRANTEE: TPN INVESTMENTS LLC

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2001] W24 BAS=[YR=2000] W5 UST=[YR=2000] W16 S26
E11 N19 E5 N7 \$ S7 W5 S19 W11 N26 W45 S39 BAS=[YR=2018] S37
CAN=[YR=2001] S17 E28 S2 E11 N2 E40 U5 L6 W35 N5 W9 S5 W28
N12 W1\$ E1 S12 E18 N49 W19\$ E19 S49 E10 N5 E9 S5 E35 D5 R6
S8 E19 N19 W8 N35 W24 N47\$ S47 E24 N47\$.

Total Acres: 0.00 Total Land Value: 1,742,400 Market: 0 Agricultural: 0 Common: 1,742,400 PRINTED 07/09/2026 BY SYS



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										4													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
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